

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the sixth day of April 2005, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
Jeffrey H. Simme, Building & Zoning Inspector  
John M. Dudziak, Deputy Town Attorney  
Mary Nowak, Recording Secretary

April 6, 2005

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Daniel Amatura  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak

Town Engineer: Robert Labenski

Highway Superintendent: Richard L. Reese, Jr.

Deputy Town Attorney: John M. Dudziak

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held April 6, 2005. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:37 PM. Motion was made by Steven Socha to approve the minutes from the March 2, 2005 Planning Board Meeting. Motion was seconded by Michael Myszka and unanimously carried.

ADMINISTRATIVE: Chair Keysa told the Planning Board that he has two copies of "Development Definitions", and that one copy would be for circulation among Planning Board Members. Member Rebecca Anderson took the copy with her tonight and will return it for further circulation.

## **ACTION ITEMS -**

**SITE PLAN REVIEW - PROPOSED COMMERCIAL DEVELOPMENT PARK & PILOT TRAVEL CENTER, NORTHEAST CORNER OF TRANSIT ROAD AND WEST SHORE RAILROAD LINE. PROJECT NO. 8200. CONTACT PERSON: ASIF MUHAMMAD**

Chair Keysa referred to Com.4-6-11 which he received this afternoon advising that this project will require a rezone to CMS from GB. Therefore, this project will be heard this evening as an informal presentation.

William Szawranskyj, Genesee Engineering, Bill Mulligan, Pilot Travel Center, Joseph Cipolla, Bella Vista-NEC, and Pasquale Cipolla provided the Planning Board with an informal presentation of the proposed commercial development park and Pilot Travel Center. Mr. Szawranskyj stated that the project developers were also only made aware of the rezone requirement this evening. This 14-acre project is part of a 55-acre parcel. The proposed plan shows a Pilot Travel Center and a future hotel. This entire project lies in a floodplain and will require approximately 80,000 sq. ft. of fill. Federal and New York State wetland delineations will be required. Member Anderson stated that even though permits may be issued, the Town of Lancaster is ultimately responsible for meeting the wetland standards. Joseph Cipolla stated that the wetlands would be mitigated onsite. He also said that the remainder of the site would be permanently preserved with no further construction. Mr. Mulligan told the Planning Board that Pilot Travel Center is a national company with locations throughout the country. The travel center would have fuel pumps and an Arby's Restaurant. The project will provide 65-70 jobs. The two entrances to the travel center will be just north of the railroad crossing and opposite the Aero Dr. signal, with an average of 15 tractor-trailer trucks entering per hour. The travel center will provide hook-ups so that no trucks will be idling. Food and fueling facilities will be available to all traffic. Pasquale Cipolla told the Planning Board that he has been working on this project for quite some time and had expected some type of approval from the Planning Board tonight. Joseph Cipolla stated that he feels that the wetland issues can be resolved and asked if the Planning Board could provide conceptual approval tonight. Chair Keysa stated that no formal determination could be made tonight, but the Planning Board members could be polled for their individual opinions about this project. Councilmember Donna Stempniak reminded the Planning Board that the required rezone is a land use issue and not a site plan issue. A majority of the Planning Board members felt that this was a logical use and location for this project if flood plain and wetland concerns could be met. Chair Keysa stated that the developers should contact the Town Attorney's office regarding his opinion as to why rezoning of this parcel is necessary.

**SITE PLAN REVIEW - NIAGARA LUTHERAN DEVELOPMENT, 5949 BROADWAY, PROPOSED 3,590 SQ. FT. OUTPATIENT THERAPY ADDITION. PROJECT NO. 5949. CONTACT PERSON: TIM MARTZOLF**

Tim Martzolf presented to the Planning Board the site plan for the proposed 3,590 sq. ft. addition to Niagara Lutheran Development at 5949 Broadway, which will be used for outpatient therapy for all ages. The facility will provide physical and occupational therapy. The proposed addition will be built on the east side of the main entrance. The site plan shows a parking area in front of the facility to accommodate the additional parking. This project still needs landscaping approval from Crew Chief Terrence McCracken.

## **DETERMINATION**

Based on the information provided to the Planning Board, Lawrence Korzeniewski made a motion to recommend approval of the site plan to the Town Board with the condition that the landscape plan must be approved by Crew Chief Terrence McCracken. Motion seconded by John Gober and unanimously carried.

SITE PLAN REVIEW - VELLANO BROTHERS-PROPOSED 7,020 SQ. FT. FACILITY , LANCASTER PARKWAY. PROJECT NO. 0437. CONTACT PERSON: TIM GAWENUS

Tim Gawenus, Wm. Schutt Assoc., and Brian Whitford, Vellano Bros., presented to the Planning Board the site plan for the proposed 7,020 sq. ft. facility on the 4.13-acre site on Lancaster Parkway. This facility will be used by Vellano Bros. to provide supplies to contractors for underground utilities and waterwork distribution. Mr. Gawenus told the Planning Board that the pre-engineered building will have a customer counter area at the front of the building. The hours of operation will be 7:30 AM to 4:30 PM with 3 to 5 tractor-trailer trucks making deliveries per day. The site plan shows two paved entrances to this site. The 10-space employee parking area and the additional customer parking area will be crushed stone. Mr. Gawenus stated that there will be an 8-ft. chain link fence with slats around the entire project. Building Inspector Simme stated that the 25-ft. front setback shown on the site plan must be a 40-ft. setback. After a brief discussion the Planning Board stated that since the fence must be moved back to 40-ft., there will be room for appropriate landscaping instead of slats in the fencing. Mr. Whitford said that since he has a contract with the industrial park, he will check with the seller regarding landscaping instead of slats in the fence. Drainage - Town Engineer Robert Labenski stated that he is satisfied with the drainage plan. Mr. Gawenus will work with Town Engineer Labenski regarding water quality specifications. Lighting - This project will have only security lighting on the building.

DETERMINATION

Based on the information presented to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1.) Fence to be moved back to 40 ft. instead of 25 ft. Planning Board prefers landscaping rather than slats in fence. 2.) Landscaping plan subject to approval by Crew Chief Terrence McCracken. Motion seconded by Melvin Szymanski and unanimously carried.

SKETCH PLAN REVIEW - MOHAWK PLACE-PROPOSED 28 SINGLE-FAMILY DWELLINGS ON THE NORTH SIDE OF WALDEN AVENUE, WEST OF TRENTWOOD TRAIL. PROJECT NO. 9610. CONTACT PERSON: TIM GAWENUS

Tim Gawenus, Wm. Schutt Assoc., and Steve Hoffman, Project Manager for Mohawk Developers, presented to the Planning Board the sketch plan for the proposed 28 single-family dwellings on the north side of Walden Ave. west of Trentwood Trail. The 6.59-acre parcel is zoned R-2. Mr. Gawenus told the Planning Board that the project will be built in two phases: Phase I - 17 homes and Phase II - 11 homes. There was some discussion regarding the street name Mohawk Place, and whether it continued on the other side of Walden Avenue. Mr. Hoffman will check with Police Chief Stoldt regarding the street name. Mr. Gawenus stated that this entire parcel is out of the floodplain. The Planning Board stated that a full delineation of the floodplain will be needed. The Planning Board also stated that the easements along the side of the highway will need to be dedicated to the Town for utilities and sidewalks, and that the sidewalks must be 5 feet wide throughout the project. The existing temporary turnaround for school buses and snow plows on Trentwood Trail will need to be moved to approximately lot #11 on the sketch plan.

DETERMINATION

Based on the information provided to the Planning Board, Michael Myszka made a motion to recommend approval of the sketch plan to the Town Board with the following conditions: 1.) Developer to check with Chief of Police regarding street name. 2.) Full delineation of the floodplain to be provided. 3.) Easements to be dedicated to the Town for utilities and sidewalks. 4.) Sidewalks must be 5 feet wide throughout the

project. 5.) Turnaround needs to be moved to approximately lot #11 on sketch plan. Motion seconded by Lawrence Korzeniewski and unanimously carried.

#### OTHER MATTERS

Member Steven Socha informed Chair Keysa that he would not be able to attend the next Planning Board meeting on April 20, 2005. He will be out of town.

Member Rebecca Anderson informed Chair Keysa that she will not be able to attend the Planning Board Meeting on May 4, 2005.

At 9:35 PM Rebecca Anderson made a motion to adjourn the meeting. Motion seconded by John Gober and unanimously carried.



